



King County

Department of Development and Environmental Services  
Land Use Services Division  
900 Oakesdale Avenue Southwest  
Renton, Washington 98055-1219  
206-296-6600 TTY 206-296-7217

**Zoning Code Variance:  
Application**  
(does not include Critical Areas Variance)

For alternate formats, call 206-296-6600.

<b>GENERAL INFORMATION</b> (To be completed by DDES)
File No.: _____
Project Name: _____
Applicant Name: _____
Address of Property: _____
Zoning of Property: _____
Acreage of Property: _____
S.T.R.: _____
Tax ID No.: _____
Mapped Critical Areas: _____
Related DDES Files _____

**APPLICANT: DO NOT WRITE ABOVE THIS DIVIDER**

**Note to applicants preparing this application form:** The burden is on the applicant to provide adequate justification supporting this variance request. In order to approve this application, the responsible official must find that the request meets the criteria for approval as specified in King County Code (K.C.C.) 21A.44.030.

Applicants must answer the following questions accurately and concisely. As necessary, use additional pages for detailed explanations and/or attachments that support this request.

1. What is the proposed use and development of subject property?

2. Describe the unique features of the property (e.g., size, shape, topography or location) which necessitate the variance.
3. Explain why the strict enforcement of the applicable Zoning Code provisions creates an unnecessary hardship to the property owner.
4. Explain how the applicable Zoning Code provisions deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zone classification. If applicable, cite examples of existing similar developments or previously approved variances in the vicinity.
5. Will granting the variance create health and safety hazards?  
☐ Yes      ☐ No  
Explain:

6. Will granting the variance be materially detrimental to the public welfare or unduly injurious to the property or improvements in the vicinity?

☐ Yes      ☐ No

Explain:

7. Explain how the variance is the minimum necessary to grant relief.

8. Are there any private covenants established for the subject property?

☐ Yes      ☐ No

If yes, attach a copy of the covenants and explain whether or not the requested variance infringes upon or interferes with covenant rights.

9. Is the property served by sanitary sewers?

☐ Yes      ☐ No

If not, will the request result in the alteration of an existing septic tank and drainfield system or installation of a new septic system?

☐ Yes      ☐ No

Has the Seattle-King County Health Department approval been obtained for an onsite sewage disposal?

☐ Yes      ☐ No

Explain and provide documentation of health department approval if received with the variance application.

10. Have interested community groups or neighboring property owners been notified of the proposed development?

☐ Yes      ☐ No

If yes, who has been contacted and what were their reactions?

Applicants may submit any additional information (sketches, site plans, engineering reports, petitions, photographs, etc.) which may justify, clarify, or assist in the review of the requested Zoning Code Variance. LUSD may, at any time, request further information or studies for these purposes.

**Name of the person who prepared the Variance Application**

\_\_\_\_\_

**Print Name**

\_\_\_\_\_

**Date Prepared**

\_\_\_\_\_

**Signature**